## MORTGAGE FORECLOSURE SALE

## OF DWELLING HOUSE AND 2.66 ACRES OF LAND IN CATOCTIN DISTRICT

Under and by virtue of the power of sale contained in the Mortgage from Harry W. Preston and Marilyn C. Preston, his wife, dated April 12, 1973, and recorded among the Land Records of Frederick County, Maryland, in Liber 909, folio 85, and assigned to the undersigned Assignee for the purpose of foreclosure the following described property will be offered for sale at public auction at the Court House door, Frederick County Court House, Frederick, Maryland, on

TUESDAY, JANUARY 6, 1976 at 10:00 A.M.

All that tract or parcel of ground situate, lying and being in Catoctin District, Frederick County, Maryland, designated as Lot No. 8 in the Subdivision known as "High land Farms", Section #3 as shown on Plat Book 7, folio 135, one of the Land Records for Frederick County, Maryland, containing 2.66 acres, more or less, and located on the east side of John Kline Road, approximately 2½ miles north of Wolfsville. The property is shown as parcel 248 in Block 3 of Frederick County Tax Map No. 23.

Being all and the same real estate described and conveyed in the Deed unto Harry W. Preston and Marilyn C. Preston, his wife, dated April 12, 1973, and recorded among the Land Records of Frederick County, Maryland, in

Liber 909, folio 83.

The improvements consist of a two-story six room Cape Cod dwelling covered with redwood siding, with two full baths, one car garage, circulating hot water oil heat system, full basement, private well and septic system. The living room and basement each have a fireplace. The house

The property will be sold subject to conditions, restrictions and garagements of record affecting the same if any

TERMS OF SALE: A deposit of ten per ceni (10%) of the purchase price will be required of the purchaser or purchasers at time and place of sale, balance of purchase money upon final ratification of sale by the Circuit Court for Frederick County, and to bear interest from day of sale to day of settlement. Taxes and all other charges to be adjusted to day of settlement. Conveyancing costs, including revenue stamps and transfer taxes to be borne by the purchaser or purchasers. Possession at time of settlement.

HERBERT L. ROLLINS, ASSIGNEE 5 West Church Street Frederick, Maryland 21701 Phone: 301-662-8171 800K 37 PAGE 46

## ACKNOWLEDGMENT OF PURCHASE

(\$40,000. ), and agree to fully comply with all the terms and conditions of the sale as set forth in the attached advertisement of sale.

WITNESS my/our hand(s) and seal(s) this

day of January 1976.

James F. Burkhart

Bonnie D. Burkhar:

Witness:

Austin Bohn

Filed January 12, 1976